

CA 632-00 Trueman Pointe
Grading Permit 10946

In 12/11
Due 12/25

MSA-S-1829-983

WC-01/11/01

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

January 11, 2001

Mr. John Swartz
Calvert County Inspections and Permits
150 Main Street
Prince Frederick, MD 20678

RE: Site Plan for A/P 10946: Lot 8 Trueman Pointe (1200 Hellen Creek Drive)
Howard R. Wood Property

Dear Mr. Swartz,

Thank you for providing information on the above referenced site plan. The applicant has applied for grading and building permits for a proposed dwelling on property located within a designated Limited Development Area of the Chesapeake Bay Critical Area. No development will occur within the 100-foot Critical Area Buffer.

This office does not oppose the siting of the new single family dwelling.

The following comments are provided regarding the site plan:

- The proposed clearing will remove 21.9% of the existing forest cover. The lost forest cover requires forest mitigation at a 1.5:1 ratio. It is our understanding that mitigation will be done through payment of fees in-lieu-of actual on-site plantings.
- Our review of aerial data shows that much, if not all, of the property might be suitable Forest Interior Dwelling Species (FIDS) habitat. During our phone conversation, you acknowledged that you have assessed the site and have found that it was not productive for FIDS. The forest here is of sufficient size that it also serves both as a riparian buffer and a wildlife corridor along this peninsula. Therefore, it would be beneficial to preserve its integrity in so far as possible.

The limits of disturbance show that clearing has been limited to that which is necessary to install the dwelling, its driveway and septic, keeping much of the remaining forest cover intact. It would be desirable to expand the conservation easement area shown on the site plan to include the perpetual protection of the remaining forest cover. By doing this as a note on the

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

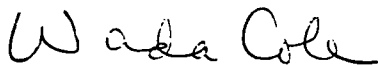
Mr. John Swartz
RE: Lot 8, Trueman Pointe
Harry R. Wood Property
January 11, 2001
Page Two

site plan, a permanent record of this requirement is accomplished. All prospective buyers of the property would be made aware of this protection prior to their ownership, thus avoiding inadvertent clearing violations.

- The proposed impervious area is well below the allowable limits.

Thank you for the opportunity to comment. If you have any questions, please do not hesitate to call me at 410-260-3481.

Sincerely,

A handwritten signature in cursive script that reads "Wanda Cole".

Wanda Cole
Natural Resources Planner

cc: CA 632-00
Robertson Dhalwala Associates, LLC.

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Calvert

Date: 12/3/00

Name of Project (site name, subdivision name, or other): Lot 8 Trueman Pt

Local case number: A/P 10946

Project location/Address: 1200 Hellen Creek Drive Lusby, Md 20657

Tax map# 42

Block# _____

Lot# 8

Parcel# 353

Type of application:
(Select all applicable)

- ☐ SUBDIVISION
- ☐ SITE PLAN
- ☐ VARIANCE:
Buffer _____ Slope _____
Imp. Surf. _____ Other _____
- ☐ SPECIAL EXCEPTION
- ☐ CONDITIONAL USE
- ☐ REZONING
- ☒ GRADING PERMIT
- ☒ BLDG PERMIT
- ☐ INTRAFAMILY
- ☐ GROWTH ALLOCATION
- ☐ OTHERS _____

Type of Project:
(Select all applicable)

- ☒ RESIDENTIAL
- ☐ COMMERCIAL
- ☐ WATER DEPENDENT
FACILITY/PIER/MARINA
- ☐ INDUSTRIAL
- ☐ MIXED USE
- ☐ REDEVELOPMENT
- ☐ SHORE EROSION PROTEC.
- ☐ AGRICULTURE
- ☐ OTHERS _____
e.g. PUD

Current Use:
(Select all applicable)

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
- ☐ AGRICULTURE
- ☒ FOREST/BUFFER/WOODLAND
- ☐ INDUSTRIAL
- ☐ INSTITUTIONAL
- ☐ OPEN SPACE/RECRE.
- ☐ SURFACE MINING
- ☐ VACANT
- ☐ WATER DEPENDENT
FACILITY/PIER/MARINA
- ☐ OTHERS _____

Describe Proposed use of project site: Residential project clearing more than 15,000 s.f.

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: <u>3.475</u>	
IDA ACRES _____	AREA DISTURBED: <u>26,861</u>
LDA ACRES <u>3.475</u>	# LOTS CREATED: _____
RCA ACRES _____	# DWELLING UNITS: <u>1</u>
AGRICULTURAL LAND: _____	
EXISTING FOREST/WOODLAND/TREES: <u>✓</u>	FOREST/WOODLAND/TREES REMOVED: <u>19,216 s.f.</u>
FOREST/WOODLAND/TREES CREATED: _____	
EXISTING IMPERVIOUS SURFACE: _____	PROPOSED IMPERVIOUS SURFACE: _____
TOTAL IMPERVIOUS SURFACE: <u>672</u>	
GROWTH ALLOCATION DEDUCTED: _____	
RCA to LDA: _____	RCA to IDA: _____
	LDA to IDA: <u>DEC 11 2000</u>

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Local Jurisdiction Contact person: John Swartz

Telephone number: 410-535-2348

Response from Commission required by: _____

Hearing Date: _____

All Outside Buffer
1:1 mit db 19,216 db forest → where?

Driveway dimensions?

Driveway Paved?

Ex forest = ? 58% ~~≡~~ removing 21.9%
of site

• must have 22,705.65 db forest @ site

• ~~can remove~~ of forest (20%)

• no more than 15% imp = 22,705.65 db
6.79% imp

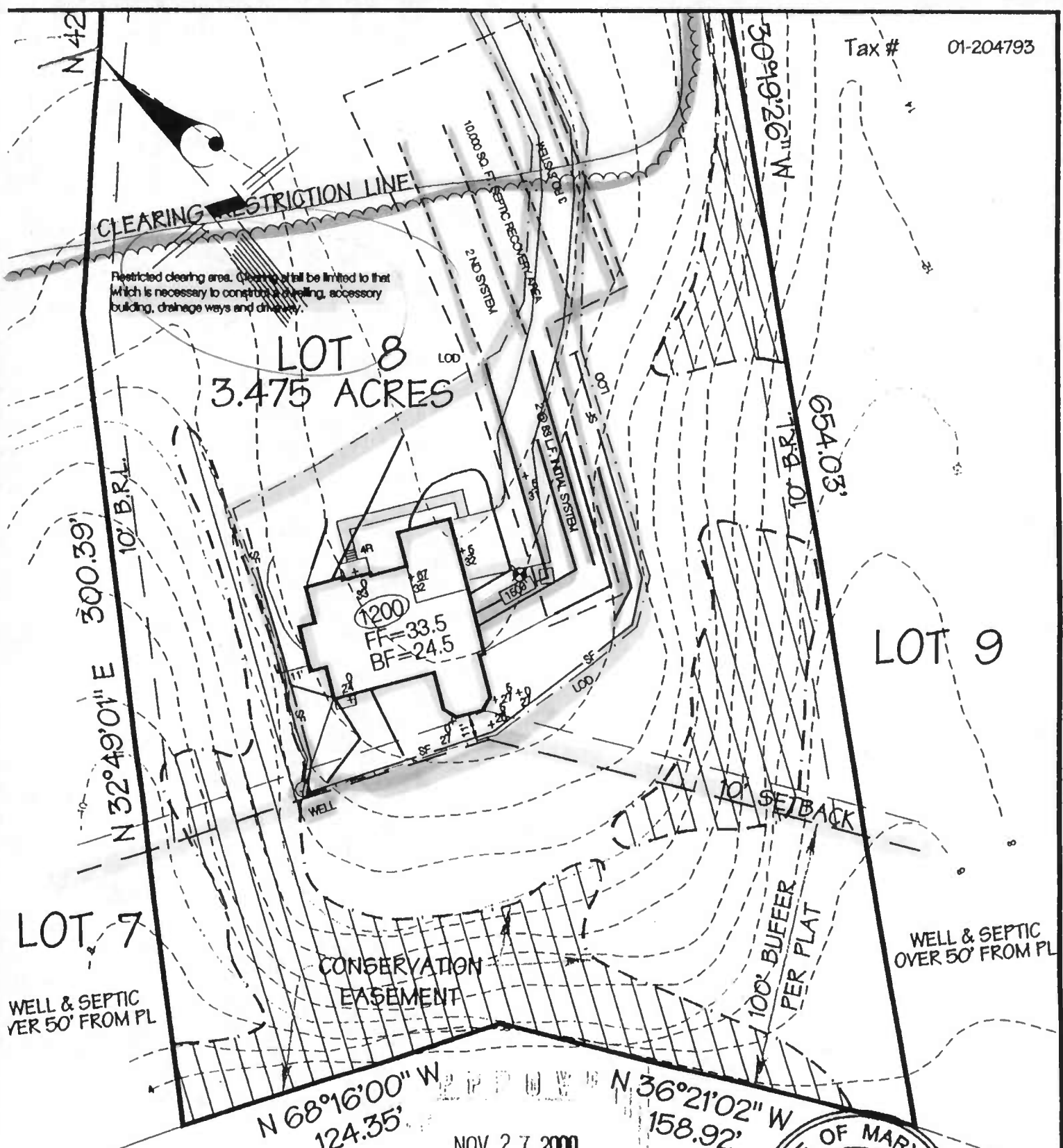
VMM

GMAC
FINANCIAL SERVICES

John Swartz Lot 8

forested area = 87,695 db

940 01/09/01



CRITICAL AREA NOTES

1. This property is located in the Critical Area and is designated L.D.A.
2. Total site area = 3.475 acres or 151,371 s.f.
3. Limit of Disturbance = 26,861 s.f.
4. Total Impervious area proposed 10,162 s.f.
5. This site is served by Well and Septic.
6. Woods Cleared 19,216 sq ft.
7. All down spouts are to discharge onto a 5' x 5' x 1' deep rip rap pad.
8. A gravel bed shall be placed below all decks.

GENERAL NOTES

1. Decks and other structures not shown do not have Zoning approval for construction.
2. The Issuance of County Permits is a local process and does not imply the applicant has met State and Federal requirements for wetlands filling and/or wetland buffer disturbance.



PLOT PLAN

LOT 8, PLAT TWO
TRUEMAN POINTE

1st District, Calvert County, Maryland

Tax # 01-204793

DATE: SEPT., 2000

Job No. CA6287-C

Plat: ABE 2 @ 293

Scale: 1" = 50'



ROBERTSON DHALWAL ASSOCIATES, LLC.

ENGINEERS
LAND PLANNERS
LAND SURVEYORS

65 DUKE STREET - SUITE 204 - PRINCE FREDRICK, MD. 20678

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(301)627-3100 (301)952-8200